

Staff Report- May 8, 2012
1621 Bank Street
Baltimore City Historic District- Fells Point

Plan: Concept Plan to Construct New addition/construction and Rehabilitation,
Hearing 2.

Staff Presenter : W. Edward Leon

Applicant : Fells Point Station LLC, Daniel Henson

Architect: Grim and Parker

Background

These projects are coming for a Concept Review Hearing of a new addition/construction a major rehabilitation and a minor demolition of a non-substantial and non-contributing structure to a property in the Fells Point historic district. The project is being reviewed in accordance with the Major Project review section. The site is located in the northwestern side of the Fells Point historic district.

At the January 10, 2012 Public Hearing the Commission made the following additional requests and motion:

The Commission expressed concern regarding the extent of the demolition and reconstruction of the guard house building. The specific structural conditions of the guard house and the intentions for reuse/rebuilding of the walls must be clarified. In that spirit, a motion of the Commission was passed to approve the staff recommendation (approving the Concept plans) with the condition that when you come back, a more clear presentation is to be made. Please clarify the extent of the demolition vs. reconstruction vs. rehabilitation of the guard house. Please provide a structural report for both the guard house and the police station.

Additionally, in the final submittal please include the specifics regarding brick to be used, colors, material samples, and the proposed windows to be used. Please provide the proposed storefront(s) design in further detail, giving greater consideration to the existing patterns and details along the street. Also, please consider less solid options for the garage louvers, including open mesh or grills to add a little more vitality to the street.

Plans

The plan is to rehab the front elevation of a mid to late 18th century brick structure and original police station guard house and build a new four story high residential and retail structure on an adjacent vacant lot near the intersection of Bank Street and South Broadway.

The plans also call for 1621 Bank Street is to rehabilitate the old Fells Point Police Station and guard house and construct a contemporary new four story brick residential and retail structure at the corner intersection of Bank Street and South Broadway. And the minor demolition of a non-substantial and non-contributing rear addition structure.

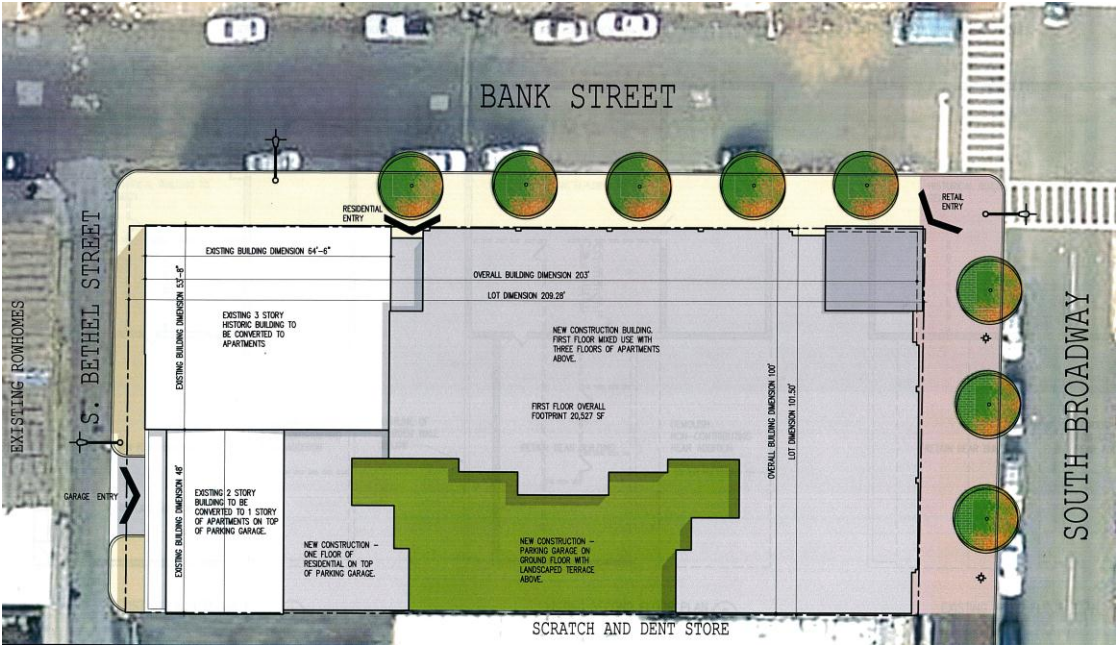
Analysis

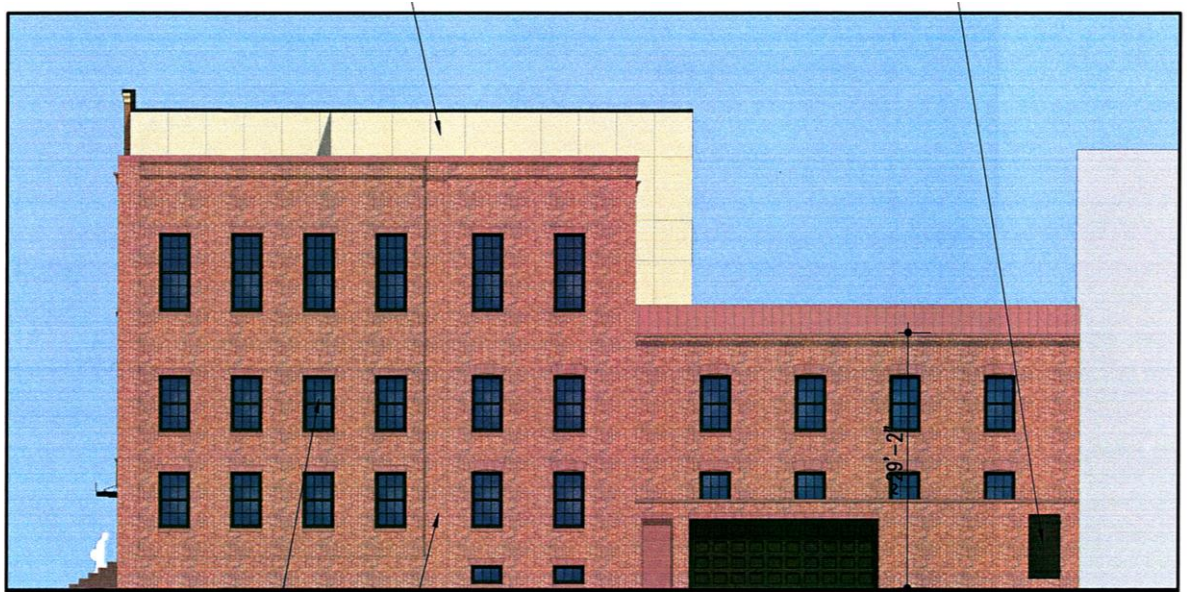
The staff has reviewed the site and found that the structure is a three-story brick structure built sometime between 1850 and 1860 (rear structure) with a front structure built after 1868. The staff applied the following Standards for the review of both proposals:

- Standard 2.
- Standard 9.
- Standard 10.

The applicants report that: “The existing historic exterior walls are to be preserved. The current windows are not original and many of the window openings have been filled in with masonry. The existing windows are to be removed and the closed windows are to be reopened, and new windows will be installed which replicate the historic condition. The interior of the building has suffered severe water damage and is structurally unsound; it will be removed in its entirety.”

Site Plan





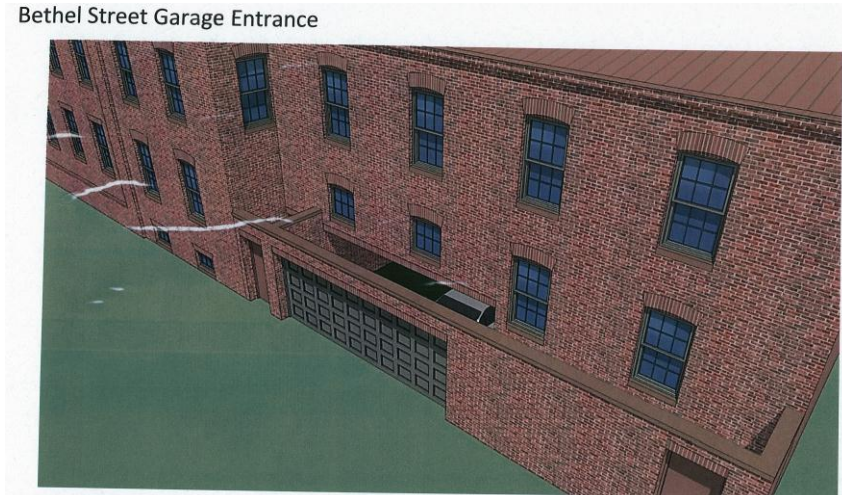
(F)

(C)

SOUTH BETHEL ELEVATION
1/16"=1'-0"

(3)

Bethel Street Garage Entrance

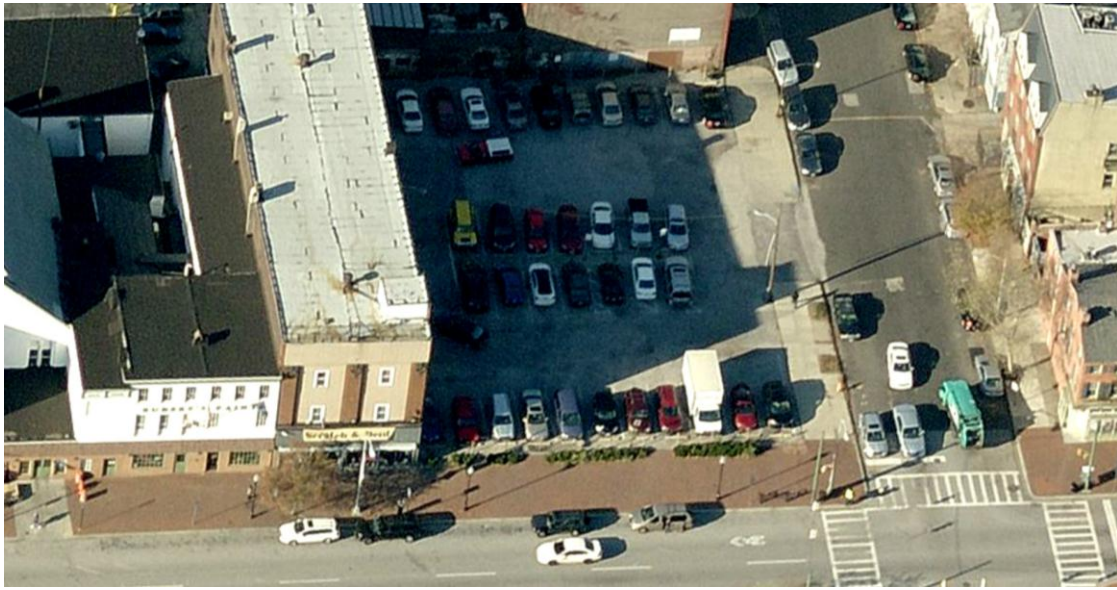




Previous Submission



Current Submission



Broadway Elevation



Previous Submission



Current Submission



Previous Submission



Current Submission